Davidson County DEEDWARR
Recvd: 08/02/05 13:35 2 pgs
Fees:13.00 Taxes:666.00

20050802-0090333

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN04314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00

Andrea S. Hennessee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of July, 2005

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.
CHARLOTTE BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott and Jerolyn Phillips 6892 Bridgewater Drive Nashville, TN 37221, TN	SAME	126-16-0-A-174.00CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David J. Friedman husband and wife Andrea L. Friedman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Phillips husband & wife Jerolyn Phillips

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 133 on the Plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David J. Friedman and wife, Andrea L. Friedman, by Warranty Deed from Corinthian Custom Homes, dated 6-27-03 and recorded 7-21-03 in Instrument Number 20030721-0101831 Register's Office for Davidson County, Tennessee and previously being a portion of the same property conveyed to Corinthian Custom Homes, by Warranty Deed from Riverwalk Development Partners, Inc., dated 12-30-02 and recorded 1-3-03 in Instrument Number 20030103-0001149 Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument Number 20011105-0121083, as amended in Instrument Number 20020424-0050565 and 20040506-051985, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Instrument Number 20020425-0051371, in the Register's Office of Davidson County, Tennessee.

Subject to PUD Boundary Plat of record in Instrument Number 20011024-0115969, in the Register's Office of Davidson County, Tennessee.

Subject to Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office of Davidson County, Tennessee.

Subject to Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office of Davidson County, Tennessee.

Subject to Water Storm Detention Agreement of record in Instrument Number 20010919-0101279, in the Register's Office of Davidson County, Tennessee.

Subject to Declaration of Road and Utility Access Easement of record in Instrument Number 20010706-0072536, in the Register's Office of Davidson County, Tennessee.

Subject to Easement for Public Utilities of record in Book 7526, page 318 in the Register's Office of Davidson County, Tennessee.

Subject to Easement rights granted N.C. & St. L. Railway of record in Book 513, page 396 in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **6892 Bridgewater Drive, Nashville, TN 37221, TN**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of July, 2005.

David J. Friedman

Andrea L. Friedman

JACK W. CUTLIP
Notary Public - Arizona
Maricopa County
My Commission Expires
JULY1, 2009

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Friedman and wife Andrea L. Friedman the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tempe, Arizona, this 29th day of July, 2005.

Commission Expires: July 1, 2009

Notary Public